
CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409

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McKinney, Texas 75069
Fax 972.562.4471

July 15, 2016

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Brian Lockley, Director of Planning

**Re: Site Plan – Downtown McKinney Block A & B
Lot 1, Block A & Lot 1, Block B
Downtown McKinney Mixed Use Addition**

Dear Mr. Lockley:

Attached please find the Site Plan Submittal for the Downtown McKinney Blocks 1 & 2 development. The development is located at the southeast intersection of Davis Street and Tennessee Street on Lot 1, Block A and Lot 1, Block B of the Downtown McKinney Mixed Use Addition. Lot 1, Block A is 3.752 acres in size and Lot 1, Block B is 1.955 acres in size.

The development on Lot 1, Block A will be a mixed use development consisting of approximately 20,000 square feet of commercial space and 266 apartment units. The proposed building will be 4 stories and contain a total square footage of approximately 276,000 square feet. Parking for Block A will feature a 5.5-story parking garage containing approximately 511 parking spaces. The development on Lot 2, Block A will be a 3-story apartment building consisting of 64 units with a 58 space surface parking lot and 23 tuck-under garage spaces. Lastly, there will be approximately a total of 87 on-street parking spaces.

As part of the site plan approval, we would like to request the following design exceptions:

1. Request a driveway onto the Priority B Davis Street and Anthony Street.
2. Request to exceed the build-to-line zone (BTZ) of 0'-10' on Priority B streets Tennessee, Davis and Anthony Street. On Block A, we request a BTZ of 24' along Davis Street and 32' along Tennessee Street. On Block B, we request a BTZ of 34' along Tennessee Street and 30' along Anthony Street.
3. Request for 50% of the building frontage on Block B not be at the proposed BTZ along Priority B Anthony Street.
4. Request for the finished floor elevation to exceed 12" above the adjacent top of curb elevation of Priority B streets Tennessee Street, Anthony Street and Davis Street and allow flexibility in tree lawn slope and low walls to accommodate required grading. We are requesting this design exception due to the existing street grades and the significant existing topography of the overall property, and the federal accessibility requirements of public accommodation and housing.
5. Request to allow for partial 7' height wall enclosure in lieu of a 2'-4' wall where BTZ is exceeded along a Priority B S. Tennessee Street and to allow for the tree preservation of an existing grouping of Live Oaks.
6. Request to allow for a 6' open metal security fence with masonry wall/columns for parking screening where a 2'-4' high wall is required along Priority B Anthony Street and S. Tennessee Street at the open parking area.

7. Request for off-street parking lot on Block B to not be located 3' behind the building façade along Priority B street Tennessee and Anthony Street. We request the parking lot to be located up to 19' in front of the building projection along Anthony and Tennessee Street.
8. Request to not provide a 2'-4' screening device where the building is not in the BTZ along Priority B Davis Street, Tennessee Street and Anthony Street.

It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. Project details are listed in detail below:

- Lot 1, Block A and Lot 1, Block B of the Downtown McKinney Mixed Use Addition
- Located at the southeast corner of Davis Street and Tennessee Street
- Mixed Use Development Containing 20,000 SF of Commercial Space and 330 Apartment Units
- Zoned MTC Downtown Core District

Thank you in advance for your consideration of the site plan. Please contact me if you have any questions or concerns.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read 'Jonathan D. Hake', is written over a light blue rectangular background.

Jonathan D. Hake, P.E.
Vice President



August 1, 2016

Via Email to: spickett@mckinneytexas.org

Samantha Pickett
City of McKinney
221 North Tennessee Street
McKinney, TX 75069

Re: Downtown McKinney Block A & B Mixed Use
McKinney Site Plan Case number 16-166SP

Dear Samantha:

Attached please find the Façade submittal for the Downtown McKinney Blocks 1 & 2 mixed use development. The development is located at the southeast intersection of Davis Street and Tennessee Street on Lot 1, Block A and Lot 1, Block B of the Downtown McKinney Downtown Core.

It was noted that cementitious fiber was not allowed the MCT requirements. Per the MTC this note specifically is for lap and single siding. You will find a picture of a similar application using the cementitious panel and reveal installation in Downtown Garland that also had to respond to historic context.

The site plan and elevations have been presented to the City of McKinney, including in public hearings, and are in keeping with the design concepts presented. As part of the façade plan approval, we request the following design exceptions:

1. Approval to have the building on Block B oriented toward a service street.
2. Approval of attached garages facing, but setback from, Pedestrian Priority B Street.
3. Approval for façade areas (massing) without a defined base, middle and top so as to breakdown the larger building mass and to contrast the areas that suggest tripartite design.
4. Approval to not provide a 20'-30' intervals and instead provide a rhythm that works with residential units and commercial/mixed-use proportions illustrated in the façade plans.
5. Approval to not provide the bulkhead and to provide only the transom and display window for ground floor retail storefronts facing David St. and Tennessee St.
6. Approval to not emphasize entrances along Davis Street and Tennessee. Entrances are unknown at this time and are to be established by the tenant at finish out.
7. Approval of less than 65% transparent glazing for the first floor Mixed-Use facing Tennessee on Block A.

8/01/16

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8. Approval to not provide commercial uses on the ground floor of the garage and allow for garage entrance on Pedestrian Priority B Street.
9. Approval to allow visible cars behind the barrier walls and screens on Davis St. and Howell St.
10. Approval to not provide façade rhythm 20'-30' or horizontal articulation for the garage facing Davis Street.
11. Approval of use of Cementitious Fiber Panels and Revel Rain Screen system as illustrated in attached picture.
12. Approval of less than 80% primary materials facing Anthony Street and Tennessee Street on Block B and allow more than 20% of accent materials to be used. Facades have been designed of a similar finished quality and color that blend with all 4 sides.

Thank-you for your consideration of the façade plan design exceptions. Please contact me if you have any questions or concerns.

Sincerely,

JHP



Sheila Kleinpeter, AIA
Associate Principal

Copy: File

Elevation submittal letter.docx



Downtown Garland – Fifth Street Elevation

Cementitious panel and reveal rain screen system at the 4th floor.